RU-L ZONE

QB ZONE

TAX LOT 11.01
BLOCK 1401
N/F RIVERA, JAMES & MARIA
DB. 5491, PG. 30

TAX LOT 15.01
BLOCK 1401
N/F HUGHES, ERIC P & KRISTEN
DB. 6333, PG. 807

TAX LOT 4
BLOCK 1401.02
N/F BERKEY, DANIEL M
DB. 13330, PG. 5634

TOWNSHIP OF EASTAMPTON
TOWNSHIP OF LUMBERTON

S75° 00' 58"E

414.48' (S)

Mon. Fnd.

20 FT RESIDENTIAL BUFFER SETBACK

50 FT REAR YARD SETBACK

PROPOSED PERVIOUS PAVEMENT SYSTEM #1
BOB: 53.00

212.6'

95.4'

TAX LOT 6.01
BLOCK 23
N/F HADDAD APPAREL GROUP LTD
DB. 13306, PG. 4969

N15° 13' 58"W
217.16' (S)

149.5'

212.0'

40.0'

TAX LOT 6.06
BLOCK 23
N/F MASTERBUILT DEVELOPMENT LLC
DB. 13390, PG. 2838

56 FT SIDE YARD SETBACK

TAX LOT 3
BLOCK 23
N/F WASTE MANAGEMENT OF NJ, INC
DB. 13138, PG. 7957

MATCHLINE B
MATCHLINE A

PROPOSED WAREHOUSE
192,640 SF
38 LOADING STALLS
17 TRAILER STORAGE STALLS
2 DRIVE-IN DOORS
91 PARKING STALLS

TRACT 1
TAX LOT 4.01
BLOCK 23
N/F HLM ENTERPRISES, INC
DB. 13156, PG. 6075
445,965 SF, 10.238 AC.

OVERALL
TAX LOTS 4.01, 4.02 & 5
BLOCK 23
509,229 SF, 11.690 AC.

Access Easement
Per D.B. 6172, Pg. 720

Mon. Fnd.

40.0'

N01° 28' 01"E
214.17' (S)

PROPOSED PERVIOUS PAVEMENT SYSTEM #2
BOB: 61.50

TAX LOT 3.01
BLOCK 23
N/F 1799 ROUTE 38 LLC
DB. 13367, PG. 9517

1 Story Building

Benchmark
P.K. Nail Set
El. 64.94
(NAVD 88)

90.4'

150.6'

R10'

R110'

R135'

TAX LOT 6.05
BLOCK 23
N/F MASTERBUILT DEVELOPMENT LLC
DB. 13390, PG. 2838

301.8'

TRACT 3
TAX LOT 5
BLOCK 23
N/F MESH, EUGENE & VICTORIA
DB. 13156, PG. 6070
32,427 SF, 0.744 AC.

TAX LOT 3.01
N/F 1799 ROUTE 38, LLC
DB. 13185, PG. 3610

Access Easement
Per D.B. 6172, Pg. 720

PROPOSED INFILTRATION BASIN #2
BOB: 59.00

N01° 14' 01"E
215.5'

25 FT FRONT YARD SETBACK

1,198.5'

PROPOSED INFILTRATION BASIN #1
BOB: 56.00

TRACT 2
TAX LOT 4.02
BLOCK 23
N/F HOLMES, BARBARA J
DB. 5630, PG. 128
30,406 SF, 0.698 AC.

P.O.B. TRACT 2 SURVEY

N68° 45' 22"W

512.24' (S)

P.O.B. TRACT 1

UP #604.7LM w/ Solar

P.O.B. TRACT 3

TAX LOT 6.05
Wooded Area

TAX LOT 3
Type 'B' Inlet
Storm Manhole
UP #603LM
Edge of Pavement
Tree Line
Conc. Base
Wooded Area
Tree Line
Grass Area
Mailbox Area
Stop Sign
Stop Bar
Edge of Pavement
Mailbox
Conc. Curb
Grass Area
Conc. Curb
Edge of Pavement
Mile Marker
Dashed White Line
Center Line of Roadway
Dashed White Line
Solid White Line
Edge of Pavement
Grass Area
Conc. Curb
Edge of Pavement
Tree Line
Grass Area
Edge of Pavement
Dashed White Line
Center Line of Roadway
Dashed White Line
Solid White Line
Edge of Pavement
Conc. Curb
Mailbox

20' Wide Permanent Water Main Easement Per DB. 5749, Pg. 777

Storm Manhole
Type 'B' Inlet
Grass Area
Dep. Curb
Asphalt
Mailbox
Curb
UP #61957
UP #861958
Type 'B' Inlet
Grass Area
UP #61780
w/ Transformer & Solar Panel
UP #612262
w/ Light & Solar Panel
UP #861960-37.5
UP #861785-38
w/ Transformer
UP #861961

N.J.S.H. ROUTE 38
(A.K.A. SOUTH PEMBERTON ROAD)
(92' ROW WIDTH PER TAX MAP)

664 654 644 634 624 614 604 594 584 574 564 554

N

E

W

S

## PAVEMENT LEGEND

- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED PERVIOUS PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE

GRAPHIC SCALE

−50 0 25 50 100 200

( IN FEET )
1 INCH = 50 FT.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

| Rev. | Date | Comments | By |
|---|---|---|---|
| 1 | 03/29/23 | REV. PER TWP., SCEL COUNTY, AND NJA COMMENTS | KSR |


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Lake Como, NJ 07719
T: 732.974.0198
F: 732.974.3621
www.dynamicec.com


TITLE:

# OVERALL SITE PLAN

PROJECT:
***PROPOSED WAREHOUSE***
BLOCK 23, LOTS 4.01, 4.02, & 5
1807 NJSH ROUTE 38
LUMBERTON TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY

JOB No: 2770-99-005
DATE: 12/01/2022
DRAWN BY: MFZ
SCALE: (H) 1"=50' (V)
DESIGNED BY: RM
CHECKED BY: JMS
CHECKED BY: –
SHEET No: 5 OF 30
Rev. # 1

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52908

RYAN MacNEILL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 56484

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File: P:\2022\2770-99-005\05 OVERALL SITE PLAN\Dwg\Properties\2770-99-005 Lumberton – 1807 RT 38\Dwg\Site Plans\D2770990005XS.dwg, ---> 05 OVERALL SITE PLAN